



Memo

TO: Honorable Mayor Piko and Members of City Council

THROUGH: Matt Sturgeon, City Manager
Elisha Thomas, Deputy City Manager

FROM: Melanie Ward, Manager – Development Foresight and Infrastructure
Readiness
Jenny Houlne, Deputy Community Development Director

MEETING DATE: June 6, 2022

SUBJECT: Housing Study and Policy Development Update

The Housing Study and Policy Development project set out to explore housing options and opportunity in Centennial and to understand the entire spectrum of housing issues, define various needs for housing, and identify priorities to potentially inform policy. This Housing Study is a major undertaking that prioritizes community input and collaboration among a wide range of community stakeholders. The first phase of this project is a Housing Needs Assessment.

On May 9, 2022 a joint work session was held with City Council and Planning and Zoning Commission to discuss initial data collection efforts and introduce the Public Participation Plan for the project. Key topics covered at the May 9 joint work session were trends in population demographics and school enrollment, commute patterns, and growth of income and housing cost.

The June 6 Council Study Session presentation will build upon data shared on May 9 as well as the feedback and questions from Council and Planning and Zoning Commission. The Root Policy Research team will present data reflecting:

- a closer look at market rent by unit size
- a review of housing market gaps and historic trends
- an analysis of affordability for families with children
- projections of future housing needs and construction.

The presentation will provide examples of how other communities across the Front Range think about and define housing needs and goals for Council consideration. Additionally, initial public feedback from the May 17 Housing Needs Workshop and ongoing online outreach will be shared.

This will be a data-heavy presentation. Council will not be asked to make any policy decisions.